

**Sales - House - Estepona**  
**3.700.000€**

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**Ref.-ID: R4842343**

**Estepona**

**House**

**Community: 1,872 EUR / year**

**IBI: 1,862 EUR / year**



**6**



**6**



**598 m2**



**1011 m2**

Elegant villa located just 200m from the beach in the established Guadalmina Baja Urbanization. Its prime location is considered a benchmark among the most exclusive residential areas of Marbella, surrounded by international schools, shopping centers, golf courses, and gyms. This contemporary-style villa, with colonial architecture and modern details, creates a comfortable and welcoming atmosphere with spacious and warm areas. The excellent distribution of spaces and high-quality materials make this property one of the most elegant and luxurious in the area. It also includes a Tourist License. Features: 6 bedrooms, 6 bathrooms 1,000 m<sup>2</sup> plot 542 m<sup>2</sup> built + 104 m<sup>2</sup> terrace Indoor gym Master suite (120 m<sup>2</sup>) Automated irrigation system South-facing pool Travertine marble floors Central heating and air conditioning in every room Underfloor heating The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses For more information and to schedule a visit, please do not hesitate to contact us. ERE

**Orientation**  
✓ South East

**Condition**  
✓ Excellent

**Pool**  
✓ Private

**Climate Control**  
✓ U/F Heating

- Features**
- ✓ Lift
  - ✓ Private Terrace
  - ✓ Wood Flooring
  - ✓ Barbeque
  - ✓ Basement

**Furniture**  
✓ Part Furnished

**Kitchen**  
✓ Fully Fitted

**Security**  
✓ Alarm System